

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JANUARY 7, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

ROC-29835 – ABEYANCE ITEM - REVIEW OF CONDITION - PUBLIC HEARING -  
 APPLICANT/OWNER: ALL STAR AUTOMOTIVE INC. - Request for a Review of  
 Conditions #2 through #8 of an approved Rezoning (ZON-19070) FROM C-2 (GENERAL  
 COMMERCIAL) TO C-M (COMMERCIAL/INDUSTRIAL) on 1.09 acres at 2029-2041 West  
 Bonanza Road (APNs 139-28-401-029 and 031), Ward 5 (Barlow). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

2

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for ZON-19070
6. Protest Postcards
7. Submitted after Meeting - Recordation Notices of City Council Action and Conditions of Approval

Motion made by RICKI Y. BARLOW to Approve subject to conditions, amending Condition 1 and adding the following condition as read for the record:

1. Original Condition Numbers 3-8 are hereby deleted.

A. Original Condition 2 shall be amended to read as follows: Prior to the issuance of any permits for construction on this site, other than minor internal tenant improvement-type construction, a Site Development Plan Review shall be submitted to and acted upon by City Council. Concurrent with such future development, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments may be required.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,  
 GARY REESE, STEVEN D. ROSS, DAVID W. STEINMAN; (Against-None); (Abstain-None);  
 (Did Not Vote-None); (Excused-None)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SHAWN BARASHY, 5605 West Badura Avenue, Suite 180, was present and asked about additional conditions that were not yet included. BART ANDERSON, Public Works, and MARGO WHEELER, Director of Planning and Development, formulated the amended conditions, with which MR. BARASHY concurred.

MAYOR GOODMAN declared the Public Hearing closed.

